



DE ANZA PROPERTIES  
920 W. FREMONT  
Sunnyvale, CA 94087

**Project:** 2014-7373  
**Submittal:** 4  
**PRC Date:** 12/30/99  
**Address:** 871 E FREMONT AV  
**Description:** Redevelopment of a 5.1-acre site with 153 residential units (39 townhomes and 114 flats) plus 6,936 square feet of retail/office use with surface and underground parking. Project involves Rezoning to R-4/ECR, annexation, and preparation of an Environmental Impact Report (EIR).

The Project Review Committee (PRC) meeting is the first step of the planning application review process. The purpose of the PRC meeting is to provide an opportunity for the project applicant to meet with all appropriate City departments/divisions and to receive comments regarding the proposed project. Some of these comments need to be addressed prior to proceeding with the planning permit application and other comments are to be addressed at the time of the building permit application submittal.

Review comments by the PRC are based on information provided with the initial application and other issues may arise during the remainder of the project review process.

Please refer any questions to Noren Caliva-Lepe at (408) 730-7659.

### **Building Safety**

#### **Fire Prevention**

Incomplete items - The following items are needed to demonstrate that the proposed project complies with City standards.

1. Comply with all applicable requirements of the Sunnyvale Municipal Code (SMC), California Fire Code (CFC), Title 19 California Code of Regulations, and Sunnyvale Fire Prevention procedures/requirements.
2. Provide water flow hydraulic modeling from Cal Water for Fremont

building 1872 gpm from 1 on and 1 off site hydrant at a minimum of 1000 gpm at 20 psi minimum. El Camino building 3829 gpm from 2 off and 2 on site hydrants of 1000 gpm at 20 psi minimum.

3. C-3.0: Fire hydrants on El Camino Real and Fremont are over spaced for this project. Spacing is maximum 300 feet apart.
  4. C-3.0: Provide hydrant within 50 feet from FDC for building B
  5. C-3.0: Fire hydrants on private street shall be spaced maximum 300 feet apart, verify North and East hydrant
  6. C-3.0: Why are you providing a fire hydrant on EVA? Private or Public?
  7. A.3: Plan shows a EVA on the West side of property with what looks like bollards?
  8. T-2: What is the occupancy of the townhouses? I do not see property lines between the units on civil plans
  9. Provide civil plans for my approval stamp and signature. These will go into the Building plan check set.
- Advisory comments. The following comments are based on a preliminary review of the plans provided and will need to be fully addressed prior to plan approval.
1. Provide hard-plumbed gas piping for exterior fireplace, barbeque(s) and patio heaters in the cabana/pool area.
  2. Provide the name and aggregate quantity of the refrigerant that will be used in each chiller system.
  3. Provide details of the pool treatment system, including the chemicals and quantities.
  4. Provide details of the cooling tower treatment chemicals to be used, including concentrations and quantities.
  5. All buildings are required to have approved radio coverage for emergency responders in accordance with CFC 510 and Appendix J. If, in the opinion of the fire code official, a new structure obstructs the line of sight emergency radio communications to existing buildings or to any other location, the developer of the structure shall provide and install radio transmission equipment necessary to restore communications capabilities. (SMC 16.52.230)
  6. Provide required number of approved fire extinguishers, smoke detectors, and carbon monoxide detectors.
  7. Knox boxes (key boxes) will be required in accordance with Sunnyvale Fire Prevention guidelines.

### **Planning**

Incomplete items - The following items are needed to demonstrate that the proposed project complies with City standards.

1. Trash and Recycling (Solid Waste Coordinator's comments):
  - a. Sheet A.7 - In each of the two garage level trash rooms, show a 96G cart under the recycle chute and relocate the 3CY recycling dumpster to along the

wall, next to the spare carts. The recycling chute will dump into a 96G recycling cart as opposed to the 3CY recycle dumpster as shown. Sunnyvale does not currently offer dumpster service for mixed paper or containers. A 3CY recycling bin for cardboard is offered, but that will not go under a chute.

b. Sheet A.8-A.14 - Show zoomed in detail of both upper trash rooms of one floor with dimensions. Show that a 96G recycling cart will fit in the corner of each upper trash room adjacent to the entry way. 96G cart dimensions: 27" W x 35" D x 45.5" H. Sunnyvale collects mixed paper separately from plastic/glass/metal containers. Since the property only provides one recycling chute, a recycling cart in each upper trash room will provide residents with access to the other recycling stream. Other recent projects with only two chutes (one garbage, one recycling) have been designating the recycling chute for glass/plastic/metal container recycling and placing a 96G cart for mixed paper in the upper trash rooms.

2. Below Market Rate (BMR) Units - The project is subject to the City's below market rate requirements for ownership housing contained in SMC 19.67. A signed BMR agreement is required. Contact Ernie DeFrenchi, Affordable Housing Manager, at (408) 730-2784 to start this process.

3. Outreach Meeting - The applicant is required to conduct an outreach meeting, notifying all property owners/residents and neighborhood associations within 2,000 feet of the site. Staff can provide a mailing list.

4. Landscaping - The front yard (front setback) along Wolfe Road is still being counted towards usable open space, which is not permitted. Modify accordingly.

5. Project Data Table - Submit a revised project data table, with the adjustments made to the landscaping information.

6. Parking Spreadsheet - Fill out the attached spreadsheet to confirm staff's parking analysis.

7. Stormwater - Comments to be provided within the next week.

CODE DEVIATIONS - Staff's previous list of code deviations are unchanged.

DESIGN - In general, staff's comments regarding architectural design, height, massing, colors/materials, and tree preservation still have not been addressed.

DRAFT CONDITIONS OF APPROVAL - Staff's previous list of draft conditions of approval are unchanged.

### **Public Safety**

### **Public Works**

Please contact Ryan Do at 408-730-7514 or [rdo@sunnyvale.ca.gov](mailto:rdo@sunnyvale.ca.gov) for any questions regarding the following comments.

Draft Conditions of Approval - The following Draft Conditions of Approval have been provided for your reference. Additional conditions may apply prior to a decision or staff report preparation. All conditions must be satisfied prior to the issuance of a Building or Encroachment Permit, whichever comes first.

1. A Traffic Impact Analysis (TIA) is required as part of the EIR.
2. A recorded final map is required prior to building permit.
3. Pay all applicable Public Works development fees associated with the project, including but not limited to, utility connection fees, water meter fees, technology surcharge fee, off-site improvement plan check fee, and inspection fee prior to any permit issuance. Fees are subject to change per fiscal year fee schedule.
4. Provide off-site improvement plans and construction cost estimate separate from the building plan. All off-site improvements shall conform to City standards and the Precise Plan for El Camino Real. The off-site improvement plans shall be prepared by using City's latest benchmarks available on City's website  
<http://sunnyvale.ca.gov/Departments/PublicWorks/BenchMarks,RecordMapsandRecordDrawings.aspx>.
5. Obtain an Encroachment Permit with insurance requirements for all public improvements including a traffic control plan per the latest CA MUTCD standards. Per the City's Temporary Traffic Control Checklist, the traffic control plan shall include a summary of the traffic control types, dates, times, and blocks affected. All construction related materials, equipment and construction workers parking need to be stored on-site and the public streets need to be kept free and clear of construction debris.
6. Install all public improvements required by SMC Section 18.08 including but not limited to curb & gutter, sidewalks, driveways, curb ramps, roadway pavements, utility facilities and appurtenances, street landscaping and lighting, roadway striping, markings and signage along project frontages prior to occupancy.
7. Widen El Camino Real along the project frontage to accommodate a 6' wide bike lane. The new lane configuration will be (from the existing median island) a 13' bus lane, 10' left turn lane, 11' thru lane, 11' thru lane, 6' bike lane, and 11' right turn lane. Install new pavement, curb and gutter, and a 12' attached sidewalk with tree wells. Relocation of existing utilities and traffic signal modification at the corner of El Camino Real and Wolfe will be required. Dedication (approximately 8') for street purposes will be required.
8. Widen Wolfe Road along the project frontage to accommodate a new 6' wide bike lane and a receiving right turn lane from El Camino Real. The ultimate new lane configuration shall be (from the existing median island) a 11' thru lane,

11' thru lane, 11' thru lane, 6' bike lane, and 11' right turn lane. Install new pavement, curb and gutter, and a 10' attached sidewalk with tree wells. Relocation of existing utilities, traffic signal modification at the corner of El Camino Real and Wolfe Road, and interim striping to transition to the existing curb line beyond the project frontage will be required. Dedication (approximately 80') for street purposes will be required.

9. Install new curb and gutter and a 10' detached sidewalk with parkstrip along Fremont Avenue. Dedication (approximately 3') for street purposes will be required.

10. The driveway throat lengths on Fremont Avenue shall be minimum 50 feet.

11. Any existing public improvements to be re-used by the project, which are not in accordance with current City standards and are not specifically identified in the herein project conditions shall be upgraded to current City standards to the satisfaction of the Director of Public Works (such as curb and gutter, streetlight, sanitary sewer, water, storm, etc.).

12. Developer shall notify VTA of the proposed plans to determine if any VTA improvements are necessary and if any VTA lines will be impacted during construction. Developer shall work with VTA directly and all VTA improvements shall be shown on the offsite improvement plans. VTA contact is Michael Catangay, Service & Operations Planning (408) 321-7072.

13. All structures and vegetation shall be in compliance with the height requirements within the extended driveway vision triangle per the Municipal Code 19.34.060.

14. Provide a photometric analysis for Fremont, Wolfe, and El Camino Real with the proposed project improvements to evaluate whether the street lighting meets the City's Lighting Design Criteria. The Illuminance values required to be met are: Minimum Average Illuminance = 1.3 fc or above and Uniformity Ratio (Avg./Min.) = 3.0 or below for Fremont, Wolfe, and El Camino Real. The photometric plan shall also show the Luminaire schedule and the calculation summary. All proposed streetlight installation or relocation shall meet City's design criteria. Existing streetlight conduits may be required to be replaced based upon the scope of the streetlight improvements. At a minimum, upgrade all City streetlights, including those in the median islands, along Fremont, Wolfe, and El Camino Real to LED lights.

15. Upgrade all curb ramps along the project frontages to be ADA compliant per City details.

16. Provide a complete trash management plan per the City's Design Guidelines for solid waste and recycling facilities, which can be accessed at <http://sunnyvale.ca.gov/Departments/EnvironmentalServices/Garbage,RecyclingandWasteReduction/ConstructionandRemodelingProjects.aspx>.

17. Provide a storm drainage analysis of the Project and its impacts on the

existing public storm drain system. Additional survey data will be required in order to evaluate the existing storm system and its current capacity. The Project may be required to provide storm main improvements or upsizing as a result of the analysis.

18. Per a preliminary sanitary sewer analysis provided by the civil engineer, the Project is estimated to discharge approximately 1.5% of the existing pipe (21") capacity on Fremont Avenue. Based on this estimate, the Project is not required to provide sanitary sewer main improvements or upsizing. However, if the anticipated sanitary sewer discharge increases for any reasons, then a revised analysis shall be provided for review and sewer main improvements or upsizing may be required.

19. Based on our understanding, CalWater will provide all water services to the proposed development. If City water is desired at a later date, then further review and comment will be necessary.

20. No utility trench shall be allowed within 15' radius of an existing mature tree. Boring, air spade or other excavation method as approved by the City Arborist shall be considered to protect existing mature tree. Consult with the City Arborist prior to adjusting locations of utility lines.

21. Submit a separate street lighting plan with the off-site improvement plans for review and approval. Remove and replace street light conduits and conductors along the property frontages. New conduits, pull boxes, and conductors are required. Show the service point connections and provide a table showing the loading analysis including the identified size of the new conduits.

22. Submit a separate signing and striping plan (showing existing and proposed) with the off-site improvement plans for review and approval. New pavement markings must be installed in thermo plastic and follow the provisions of the 2012 CA MUTCD.

23. All utility plans shall be submitted to the Public Works Department for review and approval prior to the issuance of any permits for utility work within public right-of-way or public utility easements.

24. All existing utility lines and their appurtenances not serving the Project and/or in conflict with the Project shall be capped, abandoned, removed, relocated and/or disposed to the satisfaction of the City.

25. Adequate erosion control measures shall be provided at all times during each phase of the development. Provide a Storm Water Management Plan that includes a 3rd party (city approved) certification.

26. Developer is responsible for restoring and replacing any damages in the public right of way or to traffic control devices caused by construction activities.

27. Reservation of new public easement(s) and the abandonment of existing public easement(s) necessary for the Project shall be recorded with the map. Quitclaim Deed is required for abandonment of private easements. No permanent structures are allowed within any of the easement limits.

28. Developer shall execute a Subdivision Agreement and post surety bonds or cash deposits for all proposed public improvements prior to map recordation or any permit issuance.